

ORDINANCE NO. 101-23

AN ORDINANCE TO AUTHORIZE A DEVELOPER'S AGREEMENT AND PERFORMANCE BOND WITH LIG LAND, LLC, FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AT THE MIDDLETON CROSSING SITE LOCATED ON THE SOUTHWEST CORNER OF MIDDLETON & NAGEL ROADS AND DECLARING AN EMERGENCY

WHEREAS, LIG LAND, LLC, (hereinafter referred to as "LIG Land") is the owner of an approximately 8.79 acre parcel of land located at the southwest corner of Middleton & Nagel Roads in the City of Avon which is the site of the Middleton Crossing commercial development; and

WHEREAS, in order to complete Middleton Crossing, LIG Land must construct Public Improvements at the site, to wit: roadwork, utility extension and related stormwater management to serve the property; and

WHEREAS, on March 21, 2023, LIG Land presented plans and specifications for the proposed Public Improvements in Middleton Crossing to the Planning Commission. On August 16, 2023 by a vote of five (5) in favor and zero (0) opposed, Planning Commission made a conditional recommendation to Council to approve same; and

WHEREAS, on August 29, 2023, the City Engineer completed his review thereby making the conditional approval final. Council has had the opportunity to review the Developer's Agreement with LIG Land and has provided the Developer the opportunity to discuss the proposed Developer's Agreement and plans for the installation of said Public Improvements; and

WHEREAS, after discussion, review and further consideration, Council has deemed it acceptable, appropriate and in the best interests of the health, safety and welfare of the citizens of Avon to enter into a written Developer's Agreement to provide for the construction of public improvements as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 - That the City of Avon hereby enters into a Developer's Agreement and Performance Bond with LIG Land, LLC in substantially the form as set forth in attached Exhibit A, A-1 and A-2 which is incorporated herein by this reference, for the construction of roadwork, utility extension and related stormwater management and all appurtenances thereto to serve Middleton Crossing located at the southwest corner of Middleton & Nagel Roads pursuant to plans and specifications contingently approved by Planning Commission on August 16, 2022 with final approval by the City Engineer on August 29, 2023.

Section 2 - The Mayor and President of Council are hereby authorized to sign said Developer's Agreement and Performance Bond on behalf of the City.

Section 3 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare of the citizens of the City of Avon, the immediate emergency being the necessity to authorize the City to enter into a Developer's Agreement and Performance Bond with LIG Land LLC for the construction of Public Improvements in Middleton Crossing before the end of the 2023 construction season; therefore, this Ordinance shall be in full force and effect immediately upon its passage by Council and approval by the Mayor.

PASSED: September 18, 2023 DATE SIGNED: September 18, 2023

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: September 19, 2023

[Signature]
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director
City of Avon, Ohio

ATTEST:

Barbara J. Brooks
Barbara J. Brooks, Clerk of Council

POSTED: September 20, 2023
Electronically and at City Hall as
Provided by Council

Prepared by:
John A. Gasior, Esq.
Law Director

I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 101-23, passed by the Council of said City on September 18, 2023.

IN WITNESS WHEREOF, I have on this 19th day of September, 2023, affixed my signature and official seal.

Barbara J. Brooks
Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio

EXHIBIT A

DEVELOPER'S AGREEMENT

THIS DEVELOPER'S AGREEMENT (this "Developer's Agreement" or this "Agreement") is entered into by and between **LIG LAND, LLC**, an Ohio limited liability company, hereinafter referred to as "Developer", and the **CITY OF AVON**, Lorain County, Ohio, hereinafter referred to as "City". "Council" shall refer to the City Council of Avon, Lorain County, Ohio, and "City Engineer" shall refer to the City Engineer of the City of Avon or his designee hired to perform services on this project. The term "Development" shall refer to the construction of public improvements, to wit: roadwork, utility extension and related stormwater management & appurtenances thereto, at Middleton Crossing to be located on an approximately 8.79 acre parcel of land in the City (the "Property") pursuant to plans and specifications contingently approved by Planning Commission on August 16, 2023 (collectively, the "Public Improvements"); final approval by the City Engineer occurring on August 29, 2023.

WHEREAS, the Development requires the construction and dedication of the Public Improvements as set forth in the plans and specifications approved by Planning Commission and the City Engineer on the aforementioned dates which are to be accepted by the City; and

WHEREAS, engineering estimates of the cost to construct the Public Improvements have been agreed upon between the Developer and the City Engineer; and

WHEREAS, Developer desires to construct the Public Improvements for the Development under terms of this Developer's Agreement so as to facilitate acceptance of same by the City upon completion; and

WHEREAS, City is willing to agree to such provisions as are necessary for the construction of the Public Improvements and acceptance as set forth herein;

NOW, THEREFORE, THE FOLLOWING IS HEREBY AGREED TO BY AND BETWEEN THE DEVELOPER AND THE CITY OF AVON, LORAIN COUNTY, OHIO:

1. Construction of Public Improvements.

The Developer is to construct and install, according to plans and specifications submitted to Planning Commission, all Public Improvements shown and set forth in the Final Development Plan as contingently approved by Planning Commission on August 16, 2023, and finalized subsequently by the City Engineer on August 29, 2023

2. Engineer's Estimated Cost of Public Improvements.

The City Engineer has reviewed the estimated costs of construction of Public Improvements as submitted by the Developer's Engineer and concurs with said estimated cost in the amount of Two Hundred Fifty-Eight Thousand Two Hundred One and 00/100 Dollars (\$258,201.00).

3. Performance Bond Agreement.

Developer is required to schedule pre-construction meetings prior to commencement of construction of the Public Improvements. Forty-Eight (48) hours prior to the scheduled pre-construction meeting, Developer shall provide financial guarantees of performance for the Public Improvements to the Finance Director of the City in the form attached hereto as Exhibit "A-1 " representing One Hundred Ten (110%) percent of the total of Developer's Engineer's estimated cost of construction of public improvements as approved by the City Engineer Two Hundred Eighty-Four Thousand Twenty-One and 00/100 Dollars (\$284,021.00). In lieu of each such bond, Developer may provide (a) a letter of credit, drawn on a federally insured financial institution, which names the City as beneficiary, (b) cash, (c) certificates of deposit conditionally assigned to the City made by a federally insured financial institution (d) a

combination of these items, in that total amount, or (e) such other security as is acceptable to the City. The financial guarantee shall be released to Developer upon completion of all Public Improvements to be accepted by the City for the Development to the satisfaction of the City Engineer and upon passage of ordinance by Council accepting such Public Improvements.

4. Deposit for Engineering, Construction Inspection, and Material Testing Fees.

Prior to this Developer's Agreement being placed on Council's agenda for approval by ordinance, Developer will deposit the sum of Fifteen Thousand Four Hundred Ninety-Two and 00/100 Dollars (\$15,492.00) with the Finance Director of the City to cover the engineering, construction inspection and material testing fees commensurate with the work performed in connection with the construction of all Public Improvements. Should actual expenses exceed the required deposit, the City reserves the right, at any time, to demand additional funds be deposited under this Section to cover current or future engineering, construction inspection, and material testing fees. Failure to make the required deposits with the Finance Director within three (3) business days following the Finance Director's written (including email) request shall constitute and be considered cause for the City to suspend any further development work by the Developer until such time as the Developer is in full compliance with this Section. The City shall not accept Public Improvements in the Development until all engineering, construction inspection and material testing fees then outstanding have been paid.

Any deposit over and above actual expenses for engineering, construction and material testing pertinent to the Development shall be released to the Developer only after the completion of all Public Improvements in the Development to the satisfaction of the City Engineer and acceptance of all of the Public Improvements by Council.

5. Stabilization Deposit.

Prior to this Developer's Agreement being placed on Council's agenda for approval by ordinance, the Developer shall deposit the sum of Two Thousand One Hundred Ninety-Seven and 50/100 Dollars (\$2,197.50) with the Finance Director of the City for stabilization costs set forth in ACO §1052.11(b) (\$250 x 8.79 acres).

6. Stormwater Inspection.

Prior to this Developer's Agreement being placed on Council's agenda for approval by ordinance, the Developer shall deposit the sum of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) with the Finance Director of the City of Avon for the stormwater inspection fee required under ACO §1052.11(a) & ACO §210.01(f)(4)(B)(6).

7. Deposit for Legal Fees.

Prior to this Developer's Agreement being placed on Council's agenda for approval by ordinance, the Developer shall deposit the sum of Three Thousand and 00/100 Dollars (\$3,000.00) with the Finance Director of the City of Avon to cover the legal expenses commensurate with the work performed. Should actual expenses exceed the required deposit, the City reserves the right, at any time, to demand additional funds be deposited under this Section to cover current or future legal fees. Failure to make the required deposits with the Finance Director within three (3) business days following the Finance Director's written request shall constitute and be considered cause for the City to suspend any further development work by the Developer until such time as the Developer is in full compliance with this Section. The City shall not accept Public Improvements in the Development until all legal fees have been paid. Any deposit over and above actual legal expenses pertinent to the Development and shall be released to the Developer only after the completion of all Public Improvements in the

Development to the satisfaction of the City Engineer and the City Law Director and acceptance of the Public Improvements by Council.

8. Deposit for Miscellaneous Costs.

In order to provide the City with adequate funds to cover miscellaneous costs incurred by the City relating to the Development, the Developer shall deposit the sum of Five Thousand and 00/100 Dollars (\$5,000.00) with the Finance Director of the City. This deposit shall be made prior to an ordinance to accept Public Improvements pertinent to the Development being placed on Council's agenda for action. This deposit shall be held by the Finance Director for a period of three (3) years from the date of Council's acceptance of all the Public Improvements in the Development by ordinance.

9. Indemnification and Liability Insurance.

The Developer hereby agrees to hold the City, its officers, directors, agents and employees harmless and to indemnify them against all claims, expenses and liability as a result of loss or injury arising out of the clearing of land or construction of the Development and Public Improvements. Prior to the commencement of any work on the Development site or construction, Developer agrees to provide the City with proof of One Million and 00/100 Dollars (\$1,000,000.00) liability insurance protecting the City from liability arising out of the construction of the Development and related Public Improvements. Developer shall not allow this insurance to expire earlier than the effective period of the maintenance bond to be provided by Developer pursuant to Section 11 of this Developer's Agreement and a copy of the insurance

10. Title Insurance. In lieu of providing title insurance, Developer warrants to the City that it (the Developer) has good, sufficient and defensible title to the land on which the Public Improvements are to be constructed, and which will be dedicated to the City.

11. Maintenance Bond.

Prior to being placed on Council's agenda for acceptance of the Public Improvements, Developer shall deposit with the Finance Director a three (3) year (measured from the date on which the Public Improvements for such Phase are accepted by the City) maintenance bond for the Public Improvements in such Phase in the amount of Twenty-Five Thousand Eight Hundred Twenty and 00/100 (\$25,820.00), which represents ten percent (10%) of the estimated cost of the Public Improvements.

12. Sidewalk Deposit.

No sidewalk deposit is required. Council will not accept improvements if sidewalks are not completed per plans.

13. Tree Deposit.

Not applicable to this Development.

14. Deposit for Street and Traffic Control Signage and Pavement Markings.

No deposits are required. Council will not accept improvements if these items are not completed per plans.

15. Deposit for Mechanical Traffic Control Devices.

Not applicable to this Development.

16. Areas Within Floodplain.

Developer, as per the approved construction plans, will not be disturbing any floodplain.

17. Assessments.

May not be applicable to this Development.

18. Payment or Satisfaction of Delinquent or Outstanding Obligations.

Unless otherwise specified in this document, prior to this Developer's Agreement being placed on Council's Agenda for approval by ordinance, any monies owed by the Developer to

the City, as determined by the Finance Director of the City, and which remain unpaid, shall be paid by the Developer or approved as satisfied by the Finance Director.

19. Miscellaneous Provisions.

(a) Off-Site Storm Drainage.

Where applicable, the Developer agrees to comply with plans and off-site storm drainage approved by the City Engineer and, prior to the dedication of the Public Improvements to the City, shall perform the clearing and cleaning of ditches and land reasonably necessary at its expense. Also, where applicable, the City will provide the Developer with access to land owned and controlled by the City for this purpose and the Developer shall be responsible for obtaining licenses or easements on all private lands necessary to satisfy the drainage plans approved by the City Engineer. Any off-site storm drainage must comply with ACO §1050.11. See also ACO §1050.09(c)(3).

20. Time for Commencement of Public Improvements; Acceptance by City.

a) Commencement. The Public Improvements are to be commenced within a period of twelve (12) months from Council's adoption of the ordinance approving this Developer's Agreement unless Council extends this period of time by legislative action. If applicable, the Public Improvements shall not be commenced until a wetlands permit for the Property has been issued by the Army Corps of Engineers. In the event that construction of Public Improvements is not commenced within such twelve (12) month period or within the period pursuant to an extension granted by the City, Developer shall, return to Planning Commission and provide new engineering estimates of cost of construction of Public Improvements for the Development and the City Engineer may require, if necessary, the Performance Bond, Maintenance Bond and engineering and legal fee deposits to be updated to reflect the revised City Engineer's estimate of cost.

b) Acceptance by City. Developer shall advise the City, in writing, when the Public Improvements for this Development have been completed (the "Developer's Completion Notice"). Within a reasonable amount of time following receipt of Developer's Completion Notice, the City Engineer and the City Director of Public Service (hereinafter, "Service Director") shall inspect the Public Improvements and advise Developer, in writing, of any elements or portions of thereof which, in the opinion of the City Engineer and the Service Director, have not been completed, in accordance with the plans and specifications approved by the Planning Commission, and promptly thereafter Developer, the City Engineer and Service Director shall confer, and mutually agree, as to the work to be undertaken by Developer to cause such Phase of the Public Improvements to be completed (a "Public Improvements Punchlist Items"). Within a reasonable amount of time following completion of a Public Improvements Punchlist Items to the satisfaction of the City Engineer and Service Director, the City Engineer will issue notice to the Developer of completion with respect to the Public Improvements. Within three (3) months following the date on which the City Engineer issues notification of the completion of punchlist items, the City shall cause an ordinance to be placed on Council's agenda, for acceptance of such Public Improvements.

21. Developer's Right of Entry.

Not applicable to this Development.

22. Actual Costs of Public Improvements.

The Developer, prior to passage of ordinance accepting this Phase of the Public Improvements, shall submit to the Finance Director of the City the actual costs of such Phase of the Public Improvements. Where applicable, these actual costs shall be itemized as to roadway (length, width, type, unit cost, street name), traffic control (signalization, location, cost), sanitary sewers (length by size, unit cost, street location), storm sewers (length by size, unit

cost, street location) water distribution (length by size, unit cost, street location), park/bike trail(s) (if applicable, length, width, unit cost, location) and pump station(s) (if applicable, cost, location, description) that are to be accepted by the City. The costs for these items shall include all incidentals such as hydrants, valves, manholes, catch basins, etc., as necessary to construct the improvement.

23. Engineer's As-Built Documents.

Developer shall file with the City Planning Department as-built documents per City Construction Standards and City Planning Ordinances. Prior to an ordinance being placed on Council's agenda for acceptance of the Public Improvements in the Development the City Engineer shall approve said As-Built documents. The as-built documents shall be submitted in hard copy and electronic form in compliance with Avon Construction Standards. Electronic copy shall be submitted on the appropriate digital media in PDF format.

24. Stormwater Drainage Improvement Fee.

Prior to being placed on Council's agenda for acceptance of any Public Improvements in the Development, Developer shall pay to the Director of Finance the sum of Eight Thousand Sixty-Eight and 78/100 (\$8,068.78) Dollars. This fee shall be placed into City Fund No. 273 in accordance with ACO §1050.17(b). (\$917.95 x 8.79 acres)

25. Storm Water Detention and Fee.

Due to the location of this Development, the City Engineer requires on site storm water detention. The storm water detention fee for this Development is calculated to be \$61,485.84. (Developed Area (7.97 Acres x \$7,714.66 acre). As such, the Engineers estimated cost of construction of on-site storm water detention, including the cost of land, exceeds the storm water detention fee for this Development as provided for in Ordinance No. 44-93. Therefore, pursuant to Ordinance No. 44-93, no storm water detention fee shall apply to this Development.

26. Storm Water Detention Area and Common Areas.

Developer shall comply with ACO §1050.11.

27. Maintenance and Repair of Storm Sewers Not Located Within the City Right-of-Way.

This Development will contain private streets and private storm sewers. As such it is/will be the property owner's or Property Owners Association's responsibility for maintenance and repairs to same. Developer shall provide a copy of the Property Owners Agreement for review and approval by the Law Director.

28. Compliance by Developer as Condition Precedent to Subsequent Development or Phases.

Developer acknowledges and agrees that it will fully comply with all terms and conditions contained herein as a condition precedent for the commencement of any subsequent site development. The City may withhold approval of any such subsequent development or Public Improvements until such time as the Developer fulfills all the terms, conditions and requirements set out herein.

29. License or Easement to Enter Upon Private Streets, Driveways, and Parking Areas.

Developer has agreed to grant access to the General Public to its property or the property located to the south of its property as per the terms and conditions specified in the Property Owners Association Agreement.

30. Breach of Contract.

The Developer further agrees that any violation of or non-compliance with any of the provisions and stipulations of this Developer's Agreement shall constitute a breach of contract. A breach of contract shall also be deemed to have occurred in the event of the Developer's failure to perform work at the Development for a period of One Hundred Twenty (120) days

(subject to extension for delays caused by an event, or events, of force majeure), the Developer's insolvency, appointment of a receiver, filing of a voluntary or involuntary petition in bankruptcy, the commencement of a foreclosure proceeding of a lien against the Development property, or its conveyance in lieu of foreclosure. The City agrees that in the event of a breach, it shall provide Developer with notice thereof in writing. Should Developer fail to remedy the breach, to the satisfaction of the City, within thirty (30) days after receiving notice thereof from the City, the City Engineer shall have the right to stop the work forthwith and use Developer's financial guarantees of performance provided under Paragraph 3 for such purpose, and require Developer to pay any additional amount required to complete the work.

31. Preservation and Restoration of Property.

Developer shall maintain the work during construction and until final acceptance by the City. This maintenance shall constitute continuous and effective work prosecuted as required with adequate equipment and forces to the end that the affected roadbeds, road surfaces and structures are kept in satisfactory condition at all times. Developer shall be responsible for all damage or injury to property of any character, including roadbeds and road surfaces, during the prosecution of the work, resulting from any act, omission, neglect or misconduct in Developer's manner of method of executing said work satisfactorily, or due to Developer's non-execution of said work, or at any time due to defective work or materials, and said responsibility shall not be released until the work shall have been completed, and accepted by the City. When or where any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, neglect or misconduct in the execution of the work or in consequence of the non-execution thereof on the part of Developer, it shall restore, at its own expense, such property to a condition similar or equal to that existing before such damage or injury was done,

by repairing, rebuilding, or otherwise restoring as may be directed by the City Engineer or Service Director, or it shall make good such damage or injury, in an acceptable manner.

In the event of any damage or injury to property as stated herein, all deposits and financial guarantees set forth in this Developer's Agreement shall be retained by the City and not released until such time as the appropriate repairs are made and acceptable to the City Engineer, Service Director and City Law Director.

32. Ingress and Egress.

Developer shall restrict all movement of loads, vehicles and other equipment into and from site in strict accordance with a route approved by the Service Director. All ingress and egress into the Development during construction of the Public Improvements shall be made through the designated construction entrance(s).

33. Cleaning Up.

During construction, the Developer shall keep the site of the work and adjacent premises as free from material, debris and rubbish as is practicable and shall remove this waste entirely and at once, if, in the opinion of the Service Director, such material, debris or rubbish constitutes a nuisance, a safety hazard or is objectionable in any way to the public.

Upon completion and before final acceptance of the work, the Developer shall remove from the site of the work and adjacent premises all machinery, equipment, surplus materials, excavated and useless materials, rubbish, temporary buildings, barricades and signs, and shall restore the site to the same general conditions that existed immediately prior to the commencement of its operations.

The Developer shall clean off all cement streaks or drippings, paint smears or drippings, rust stains, oil, grease, dirt, and any other foreign materials deposited or accumulated on any public or private property caused by Developer.

In the event Developer fails to comply with its obligations as set forth herein, the City shall perform the necessary work to accomplish the clean up set forth herein and shall charge the Developer for said work. Weekly erosion control inspections by a CESSWI or CPESC certified inspector must be completed in accordance with ACO §1052.09(i). Any issues arising out of these inspections or out of inspections conducted by City staff must be resolved pursuant to ACO Chapter 1052.

In the event of non-compliance and failure to cure after notice from the City, all deposits and financial guarantees set forth in this Developer's Agreement shall be retained by the City and not released until such time as the appropriate clean up is made and acceptable to the City Engineer, Service Director and City Law Director. Nothing in this section shall preclude the City from seeking fines or other remedies associated with violations of any provisions of Chapter 1050 and 1052.

34. Warranty Against Defects.

Developer shall warrant this Phase of the Public Improvements to be free from defects and shall make all necessary repairs or modification to the Public Improvements for a period of three (3) years from acceptance of dedication of such Phase of the Public Improvements by the City. If the Developer fails to meet the warranty obligations in a timely manner, the City may contract with any other party for the necessary work or use its own employees to perform the work and be reimbursed by the Developer or, if sufficient funds are available, to draw upon the financial guarantees provided in this Developer's Agreement.

35. City Ordinance and Regulations, Survival of Agreement, Non-Waiver.

Nothing in this Developer's Agreement shall constitute a waiver of the rights of the Parties, including local government sovereign immunity. All City Ordinances and Regulations not inconsistent with this Developer's Agreement shall remain in full force and effect, and shall

be binding upon and control construction and development of the Development, and nothing contained in this Developer's Agreement, nor acceptance of dedication of Public Improvements by the City, shall limit the effect of same, including, but not limited to, if applicable, design and construction, planting of trees, street lighting, conveyance of required easements, payment of storm drainage fees, park fees, sewer tap fees, and any other requirements of the Codified ordinances of the City.

36. A.D.A. Compliance.

Developer shall fully comply with all relevant requirements of the Americans with Disabilities Act (the "A.D.A.") and all site improvements subject to the AD.A must be approved prior to construction by the City of Avon A.D.A Coordinator.

37. Severability Clause.

If any part, clause, provision or condition of this Developer's Agreement is held to be void, invalid, or inoperative, such party, clause, provision or condition will be severed and will not render invalid the remaining portions of this Developer's Agreement.

38. Obligation to Notify.

Developer shall notify any transferee of the Development or any lot located in the Development of the existence, terms and conditions contained in this Agreement and any easements or restrictions required hereunder, and shall provide the City with a copy of the notification immediately thereafter.

39. Addresses of Parties for Purpose of Notice.

All notices and communications between parties pursuant to this Developer's Agreement shall be in writing and shall be made upon the City through the Office of the Mayor, Avon City Hall, 36080 Chester Road, Avon, Ohio 44011, and upon the Developer, LIG Land,

LLC, 26535 Royalton Road, P.O. Box 759, Columbia Station, Ohio 44028, or to such alternate address as may be specified by either Party pursuant to a notice to the other Party.

40. Parties Bound.

This Agreement shall be binding upon and inure to the benefit of the Developer, its builders, contractors, subcontractors, its executors, administrators, agents and assigns and shall further be binding upon and inure to the City and its assigns.

41. Modification or Amendment.

This Developer's Agreement shall not be modified or amended except by a written instrument signed by Developer or Developer's assignee, if any, and the Mayor or other authorized agent of the City and approved by vote of a majority of the members of City Council.

42. Applicable Law and Venue. This Agreement shall be subject to and governed by the laws of the State of Ohio and any dispute between the parties shall be filed in Lorain County, Ohio.

IN WITNESS WHEREOF, the parties have affixed their signatures hereto this ____ day of 18th September, 2023

LIG LAND, LLC, an Ohio limited liability Company



By: Frank Jaram
Its: Managing Member – LIG Land, LLC

CITY OF AVON



By: Bryan K. Jensen, Mayor


By: Brian Fischer, Council President

Approved as to Form:

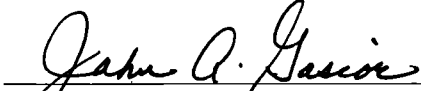

John A. Gasior, Esq.,
Law Director, City of Avon

EXHIBIT A-1

PERFORMANCE BOND AGREEMENT

THIS PERFORMANCE BOND AGREEMENT is entered into by and between **LIG LAND, LLC**, an Ohio limited liability company, hereinafter referred to as "Developer", and the **CITY OF AVON** Lorain County, Ohio, hereinafter referred to as "City". "Council", as referred to herein, shall refer to the City Council of Avon, Lorain County, Ohio, and "City Engineer" shall refer to the City Engineer of the City of Avon, or his designee hired to perform services on this project. The term "Development" shall refer to the construction of improvements, including public utilities at Middleton Crossing to be located on a 8.79 acre parcel of land in the City, said utilities to include roadwork, utility extension and related stormwater management and all appurtenances thereto, pursuant to plans and specifications approved by Planning Commission on August 16, 2023 (collectively, the "Public Improvements") subject to final approval by the City Engineer. The term "Developer's Agreement" shall refer to the Developer's Agreement by and between Developer and the City executed by the parties thereto pursuant to City Ordinance No. 101-23.

WHEREAS, the Development involves the construction and dedication of Public Improvements, as set forth in the plans and specifications approved by Planning Commission on the aforementioned date, which are to be accepted by the City; and

WHEREAS, the Development Regulations of the City and the Developer's Agreement provide that the Developer shall furnish a Performance Bond, or a bond with substantially the same effect, letter of credit, cash, certificates of deposit or such other financial security as is acceptable to the City, in an amount equal to or exceeding 110% of the Developer's Engineer's estimated construction costs, engineering fees and inspection fees, as approved by the City Engineer; and;

WHEREAS, based upon the estimates of cost of construction of the Public Improvements in the Development by the Developer's Engineer, as approved by the City Engineer, Developer shall provide financial guarantees of performance for the Public Improvements to the Finance Director of the City in the form of a Performance Bond Agreement, in the form attached hereto as Exhibit "A-1 ", in the amount Two Hundred Eighty-Four Thousand Twenty-One and 00/100 Dollars (\$284,021.00) for the Public Improvements, which is equal to One Hundred Ten (110%) percent of the total of Developer's Engineer's estimate of construction costs.

NOW, THEREFORE, in consideration of the foregoing promises and to ensure the faithful performance of the Developer's Agreement, the Developer has undertaken the following:

1. Developer will deliver to the Director of Finance of the City a Performance Bond, a copy of which is attached hereto as Exhibit A, or a bond with substantially the same effect, in the amount of Two Hundred Eighty-Four Thousand Twenty-One and 00/100 Dollars (\$284,021.00) for the Public Improvements, which represents One Hundred Ten (110%) percent of the total of Developer's Engineer's estimate of construction costs.

2. The funds which can be drawn by Developer upon the guarantees of performance shall be used for the sole purpose of payment of the cost of construction of the Public Improvements in the Development and for engineering and/or legal fees related to said Development in the event these deposits are exceeded.

3. In the event the Developer deposits cash as permitted by Section (1)(b), before delivering checks in payment for the aforesaid invoices, the lending institution shall require the contractor, subcontractor or supplier to furnish an appropriate Affidavit stating that all subcontractors, labor, machinery, material and fuel have been paid for, and require copies of

insurance, and lien waivers. All invoices must be accompanied by a letter from the City Engineer approving payment.

4. In the event the Developer deposits a letter of credit as permitted by Section 1(a), the lending institution's liability under the irrevocable letter of credit shall be reduced at the time payments are made and in the amount of such payments that are made for construction of the Public Improvements in the Development. Four (4%) percent of each invoice amount will be retained by the lending institution throughout the course of construction until the Public Improvements are completed.

5. The Developer and its lending institution shall at all times keep the records of said letter of credit open to inspection by the City Engineer or any other duly authorized agent of the City.

6. Upon completion of the Public Improvements in the Development to the satisfaction of the City Engineer and the City Director of Public Service, acceptance of dedication of the Public Improvements by the City, payment of all costs and expenses of said Public Improvements, payment of all engineering and legal expenses of the City, compliance with all provisions of the Developer's Agreement and upon written instruction from the Director of Finance of the City, all guarantees of the Developer's performance shall be released in accordance with the Developer's Agreement and, in the event Developer has deposited a letter of credit pursuant to subclause (a) of Section 1 hereof, the financial institution which issued the letter of credit may release the remainder of the letter of credit, and cancel the letter of credit.

7. In the event of the Developer's default, as defined in the Developer's Agreement, beyond any applicable grace period, the City shall have the right to draw from the Developer's guarantee of performance to complete construction of the Public Improvements at the Development, or any part thereof, and to pay any engineering or legal fees pertinent to the

installation of all Public Improvements for the Development over and above the Developer's deposits, and the lending institution, bonding company or other such surety, as may be applicable, is authorized to release the funds upon certification by the Director of Finance of the City that the funds will be used for completion of construction of the Public Improvements for the Development and any applicable fees.


8. The lending institution, bonding company or other such surety, as may be applicable, shall accept as full and complete evidence of default and of the resulting right of the City to complete said Public Improvements or any portion thereof a copy of the Resolution or Ordinance from the City duly authenticated by the Clerk of Council declaring said default and the intention of the City to proceed to complete the performance of said Public Improvement contracts or any portion thereof.

IN WITNESS WHEREOF, the parties have affixed their signatures hereto this ____ day of _____, 2023.

LIG LAND, LLC, an Ohio limited liability Company

By: Frank Jaram
Its: Managing Member – LIG Land, LLC

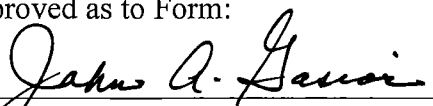
CITY OF AVON



By: Bryan K. Jensen, Mayor



By: Brian Fischer, Council President

Approved as to Form:


John A. Gasior, Esq.
Law Director, City of Avon

**ACKNOWLEDGMENT AND ACCEPTANCE
BY LENDING INSTITUTION**

The lending institution for **LIG LAND LLC**, an Ohio limited liability company, for Middleton Crossing, does hereby acknowledge receipt of a copy of this Performance Bond Agreement and the Developer's Agreement, accepts same, is willing to be bound by these documents as additional escrow instructions for the financial guarantees therein provided.

Signature of Officer

Printed Name of Bank or Surety

Title of Officer

Date

EXHIBIT A-2

LIG LAND, LLC
35700 East Royalton Road
Grafton, Ohio 44044

Avon - Nagel LLC
211 COMMERCE DR.
MEDINA, OH 44256

Ladies and Gentlemen:

As you are aware, LIG Land, LLC, an Ohio limited liability company ("LIG") is the owner of certain real property located at the Southwest corner of Middleton Road and Nagle Road in the City of Avon ("City"), County of Lorain, State of Ohio, upon which LIG intends to develop four (4) commercial parcels to be collectively known as "Middleton Crossing" (the "LIG Development"). Avon - Nagel LLC, an Ohio limited liability company ("Avon Nagel") is the owner of seven (7) parcels of real property located South of the LIG Development on the West side of Nagel Road in the City (the "AN Parcels"). It is LIG's understanding that Avon Nagel intends to redevelop one or more of the AN Parcels as a commercial development ("AN Development") when such development becomes feasible in the future.

The City has requested that the owners of property to be developed on the West side of Nagel Road in the City (including, without limitation, LIG and Avon Nagel) provide additional connectivity for vehicular traffic between such developments. LIG is in the process of having the civil engineering plan, subdivision plan and Property Owner's Association declaration (collectively, the "LIG Plans") for the LIG Development reviewed and approved by the City. The LIG Plans including certain driveways to be located on the LIG Development to facilitate the City's requested connectivity between the developments, including a proposed driveway between the 2 Eastern parcels in the LIG Development accessing Nagel Road and a driveway between the 2 Southern parcels in the LIG Development that would provide access to the AN Development. As Avon Nagel has not yet prepared subdivision plans describing the driveways that would cross the AN Development, LIG and Avon Nagel are not able to enter into reciprocal easements at this time to facilitate the connectivity requested by the City. To provide the City with assurances that LIG and Avon Nagel will negotiate in good faith to establish such connectivity when Avon Nagel develops the AN Development, LIG and Avon Nagel hereby agree as follows:

LIG and Avon Nagel agree to negotiate a reciprocal easement agreement ("REA") in good faith at such time that Avon Nagel is prepared to develop the AN Parcels as the AN Development. LIG and Avon Nagel acknowledge and agree that if Avon Nagel elects to develop the AN Parcels as a residential property, negotiation of the Easements shall not be required.

LIG and Avon Nagel further agree that, if the AN Development is developed as a commercial development, the terms and conditions of the REA shall include, but not be limited to:

- (1) a reciprocal agreement for vehicular access between the driveways on the LIG Development and the driveways on the AN Development for consumer traffic (cars and light trucks only);
- (2) If delivery vehicles will be accessing the Avon Nagel Development through and across the driveways located on the LIG Development, Avon Nagel (or a property owner's association managing the AN Development) will provide a reasonable monetary

contribution to LIG (or the Owners of an Association managing the LIG Development) for the maintenance of the LIG driveways to compensate LIG for the additional wear and tear caused by these vehicles;

- (3) If delivery vehicles will not be using the driveways located on the LIG Development, LIG will have the right to post signs prohibiting through access for trucks/delivery vehicles and exclude such trucks and delivery vehicles from using the driveways for delivery traffic.

A copy of this letter shall be provided to the City and the City shall be a third party beneficiary of the agreements of LIG and Avon Nagel set forth herein. If the foregoing terms and conditions are acceptable, please countersign this Letter in the space provided below.

LIG Land, LLC,
an Ohio limited liability company

By: Frank Jarama
Print: Frank Jarama
Its: MNG. MEMBER

Accepted and Agreed this 18th day of September, 2023.

Avon - Nagel LLC,
an Ohio limited liability company

By: Thomas Hunt
Print: Thomas Hunt
Its: BNP REAL ESTATE